



Maple Valley City Update

July 27, 2015

Events & Activities

- Aug 2 • Shakespeare in the Park
- Aug 3 • City Council Special Meeting
- Aug 4 • National Night Out
- Aug 5 • Planning Commission
- Aug 6 • Public Arts Commission
• Library Advisory Board
- Aug 10 • **NO** City Council Meeting
- Aug 13 • City Manager's Business Breakfast
• Music in the Park
- Aug 16 • Music in the Park
- Aug 19 • Economic Development Committee
• Audit Committee
• Planning Commission
- Aug 20 • Music & Movie in the Park
- Aug 24 • City Council Meeting
- Aug 26 • Parks & Recreation Commission

From the Desk of David Johnston

You may be wondering about the picture included on this page. Well, two foursomes sponsored by the City of Maple Valley participated in the “Wild & Wacky” Golf Challenge, sponsored by the Maple Valley-Black Diamond Chamber of Commerce. Our foursomes’ members were Mayor Bill Allison, Deputy Mayor Sean Kelly, Councilor Linda Johnson, Councilor Dana Parnello, Police Chief Nesel, Fire Chief Doerflinger (our ringer), our new Public Works/Community Development Director Laura Philpot and me. Both foursomes shot par—which is very good considering that I lost a total of 5 balls on the course and we enjoyed each other’s shots reflecting the different levels of our golfing abilities. It was a beautiful afternoon. We enjoyed mingling with members of our local business community. Although dry like everyone’s yard, Lake Wilderness Golf Course, the parts you do not see from the streets, is very picturesque. The bottom line is IT WAS FUN!!!

This Chamber-sponsored golf outing serves as a segue to talk about an important person within Maple Valley. Sue Van Ruff, the Chamber’s CEO, has announced her retirement from the Chamber. She and her husband Bill now want to live life on their own terms. We all wish them the best as they start the next chapter of their life together later this fall.

Sue, though, has been a mainstay in the Maple Valley community. Not only has she served the community extremely well as the head of the Chamber, she has been involved as a business person, as a parent and as a very strong advocate for what Maple Valley is and has to offer. She was instrumental as a founding member that led to Maple Valley’s incorporation in the 1990s. She worked with a great number of volunteers to create one of the most anticipated annual events, the Fishing Derby. She has been very active with regional chamber initiatives which address issues that impact our local businesses. These are but a few of the activities she founded, organized and enjoy. I strongly believe her success in all facets of her community is not because it is her job—IT IS BECAUSE SHE LOVES MAPLE VALLEY—pure and simple.

I suspect that, even though she will soon be retired, she will continue her passionate involvement in Maple Valley. Therefore, Sue Van Ruff, on behalf of the City Council and for all of the citizens who make Maple Valley home, I want to say thank you for sharing your time, your energy and your heart and soul to help make Maple Valley the very special place that it is. Congratulations!



2015 Goals & Objectives

ECONOMIC DEVELOPMENT

- Support the update of the City's Comprehensive Plan update and corresponding update to the zoning code.
- Continue to support the Tahoma School District's efforts to prepare its students for today's workforce and the District's efforts to build a new high school/regional educational center on the Summit Place/Donut Hole property within the City.
- As a Council priority, continue to work with the economic development committee to develop an environment that will attract commercial investment to the City that will, in turn, lead to creating living wage jobs within Maple Valley.
- Work to maintain long-term fiscal stability through efforts to diversify the City's tax base.

PARKS & RECREATION

- Facilitate process, with the Parks & Recreation Commission, to develop recreation facilities with appropriate partners to meet the recreation demands from Maple Valley families
- Support the efforts of Parks & Recreation staff to finish both the parking expansion and dock replacement/expansion projects at Lake Wilderness Park in light of the increased use of the park by Maple Valley residents.
- Continue to support the community events that use the Lake Wilderness Park facilities throughout the year.

PUBLIC SAFETY

- Continue to work with the King County Sheriff's Office in providing good police services to City citizens through the existing contract.
- Participate in localized emergency preparedness drills utilizing the City's newly updated Emergency Preparedness Plan and the new Emergency Operations Center.
- Work with the City Police Department and neighboring City Councils to increase community awareness of the issues pertaining to domestic violence and drug use.

PUBLIC WORKS

- Actively participate in local and regional transportation organizations, South County Area Transportation Board (SCATBd), King County Regional Transit Committee, and the Puget Sound Regional Council.
- Continue to support the Public Works efforts to undertake both the Witte Road and 216th Avenue SE improvement projects.
- Continue to support grant funding for solid waste recycling collection programs.

QUALITY CITY SERVICES

- Continue to support efforts of Black Diamond, Covington, and Maple Valley in identifying opportunities where the three communities can work together/share resources to maximize efficiencies and better use public funds.
 - Continue strong participation in the Sound Cities Association and associated committees.
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The City Council and City Manager represent the City's interests in a wide variety of meetings, both local and regional. Over the last month this representation has been active in the following:

Bill Allison, Mayor

- City Council Meetings
- Transportation Benefit District Meeting
- Agenda Review Meetings
- Sound Cities Association Board Meeting
- Wacky & Wild Golf Challenge

Sean Kelly, Deputy Mayor

- City Council Meetings
- Agenda Review Meetings
- Maple Valley Farmers' Market Grand Opening
- Audit Committee
- Meeting with MVF&LS Chief Doerflinger
- City Council & Tahoma School Board Joint Meeting
- Meeting with King County Roads Director Jeremy Ferguson
- Justice & Emergency Management Meeting
- Maple Valley Rotary Meeting
- Meeting with City Manager David Johnston
- Meeting with King County Councilmember Regan Dunn
- Sound Cities Association Networking Dinner
- Economic Development Committee Meeting
- Maple Valley Farmers' Market Council Booth
- Maple Valley Creative Arts Council
- Transportation Benefit District Meeting
- Sound Cities Association Emergency Management Advisory Committee Meeting
- Maple Valley Chamber of Commerce Wacky & Wild Golf Challenge

Layne Barnes, Councilmember

- City Council Meeting
- Audit Committee
- Maple Valley Farmers' Market Opening Ceremony
- Transportation Benefit District Meeting

Linda Johnson, Councilmember

- Audit Committee
- City Council Meetings
- Wacky & Wild Golf Challenge

Erin Weaver, Councilmember

- City Council Meetings

Noel Gerken, Councilmember

- City Council Meetings

Dana Parnello, Councilmember

- City Council Meetings
- Parks & Recreation Commission Meeting
- 4th of July Fireworks at Lake Wilderness
- Economic Development Committee Meeting
- Transportation Benefit District Meeting
- Wacky & Wild Golf Challenge

David Johnston, City Manager

- City Council Meetings
- Agenda Review Meetings
- Transportation Benefit District Meeting
- NAIOP Meeting
- Chamber Luncheon
- Meeting with Councilmember Johnson
- Special Council Meeting with Tahoma School District Board
- New Hire Staff Member Meeting
- King County City Managers Meeting
- Sound Cities Association Networking Dinner
- Meeting with Rick Pasco
- Meeting with Greg Brown and Pat Weiler
- Economic Development Committee Meeting
- Meeting with Jim Hedrick
- Meeting with Jim Hebert
- Wacky & Wild Golf Challenge

DEPARTMENT UPDATE

Finance

Finance staff welcomed a new addition to the team on July 13th. Marissa Flynn came to us from the Finance department at the City of Lakewood and also previously worked for the City of Redmond's Finance department. Marissa has several years of municipal finance experience and recently passed the Certified Public Accountant (CPA) exam. Marissa will have a few weeks overlap with Ashley Van Dam as Ashley is working part-time through the end of July to finish up a few projects.

Finance staff are preparing for the beginning of the 2016 budget season. Information will go out to departments shortly with instructions on budget requests and changes for 2016. It is expected the 2016 budget will once again be a "status quo" budget with some minor changes possible. Letters will also go out shortly to the Community Service Organizations regarding the 2016 budget process. The Organizations will be required to submit financial statements as part of their funding request for 2016. The public hearing with the Organizations is tentatively scheduled for the September 14th Council meeting.

Finance staff members are also preparing for training of City employees at the end of the month on the new Finance software, Incode. The software implementation has gone well and this will be our first opportunity to provide training to other City staff on the new system.

LAKE WILDERNESS LODGE ENHANCEMENTS

Each year the Lodge is host to weddings, receptions, event fundraisers and business functions. To improve our services and maintain our status as a premier event venue, we have added several new enhancements for Lodge users. Interested potential clients can now conveniently view an availability calendar on the website for use of the main Lodge 24 hours a day, 7 days a week. For those planning a signature event, this allows the opportunity of instant access for interested dates which serves as an invaluable planning tool.

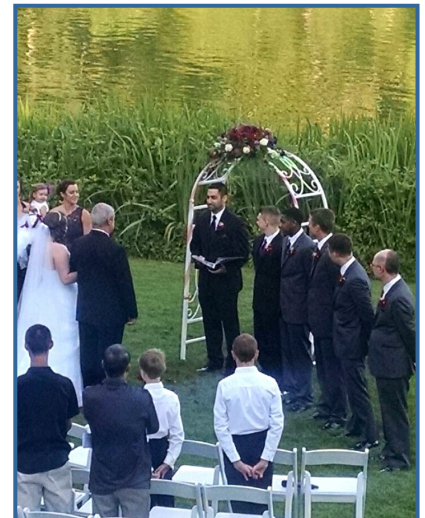
Due to the great demand for outdoor sound for wedding and events, the Lodge recently installed an exterior speaker that is connected to the indoor audio system. The Lodge now provides professional sound that extends to the grounds. This feature has been an important addition to potential wedding clients who want to take advantage of the stunning views of Lake Wilderness and Mt. Rainer as they plan their special occasions. For business use, this addition allows for flexibility when planning indoor meetings, events and training with an outdoor social function included.

Wedding costs can be extensive and purchasing or renting equipment challenging to transport. With this in mind, Lake Wilderness Lodge purchased an arch and columns that can be reserved and used indoors or outdoors for events. For a nominal fee, the convenience of renting these items has been a great advantage for many of our users this year.

Lake Wilderness Lodge is that perfect place for your upcoming events, celebrations or business functions! With these added improvements, the Lodge can better serve your needs to make your event, meeting or function all that you envision.

For additional information, check us out at www.maplevalleywa.gov or contact us at 425-432-9953.

Parks & Recreation



PARKS & RECREATION DEPARTMENT UPDATE

Kids' Festival

The recent 2015 Kids' Festival and Bike Challenge events were overwhelming successes! Over 2,500 kids and their families enjoyed a special day in Lake Wilderness Park on Saturday, July 18th. There were over 20 local vendors, each providing free activities. Other fun activities included two live magic stage shows, the Candy Cannon and several inflatable water slides. This year's event Title Sponsor was **Fred Meyer** with Co-Sponsor **Good Chevrolet** and **Haeger Orthodontics**. Other support was provided by the **Maple Valley Firefighters Local #3062** and **Junior Junction Day School**.

The Lake Wilderness Arboretum Foundation volunteers were behind the grill, cooking up some delicious burgers and hot dogs while raising funds for their foundation.



Fun had by all at the 2015 Kids' Festival!

Bike Challenge

Over 85 kids on bikes enjoyed an early morning ride through Lake Wilderness Park on Saturday morning prior to the Kids' Festival. Participants ranging in age up to 11 years old raced against the clock on a course that took them through the trees, over bumps, past the creek and across the finish line. The Title Sponsor of the Challenge was **Good Chevrolet** with in-kind support from **Bike Masters**. For the first time, the local **Maple Valley Police** provided their annual Bike Rodeo in conjunction with the Bike Challenge, making the event double fun for the kids.



Fall Recreation Guide

The fall edition of the City's Parks & Recreation Guide, which includes the Leaves Newsletter, will be mailed to all residences on Thursday, July 30th with program registration beginning on August 3rd. This edition will include several new classes and programs previously provided by Tahoma Learning Community (TLC) that are offered through the City's Parks & Recreation Department.

DEPARTMENT UPDATE

Planning Commission

At the July 8th meeting, the Commission wrapped up their review of the Comprehensive Plan. A public hearing is advertised for the August 5th meeting. At the conclusion of the public hearing, barring any significant changes to the draft plan, the Commission will make a recommendation to Council. The current schedule has the Planning Commission Chair and staff introducing the recommendation and draft plan to Council at the August 24th regular business meeting.

Lakes Programs

Education outreach was completed again this year at Kids' Festival on July 18th. The popular Walk Under the Dock structure unfortunately was not set up this year because it is in need of a few repairs to enhance the safety of the structure.

Recruitment for an Alternate member position for the Lake Wilderness Citizen Advisory Committee continues. In the fall, staff will open recruitment for two Regular voting member positions as well.

Solid Waste

Recology CleanScapes was a sponsor of Kids' Festival. Staff attended the July 10th MSWMAC meeting.

2015 Storm Filter Replacement

The City will be replacing storm filter cartridges in underground stormwater facilities. They are mainly used to trap particulates and absorb pollutants such as dissolved metals, nutrient, and hydrocarbons. Sediment accumulated in these underground detention/retention vaults will be removed and the structure will be cleaned. The purpose of this work is to comply with our current NPDES Permit Requirements and to improve water quality. Based upon our 2014 inspection results, 185 storm filter cartridges are scheduled for replacement in 2015 in eight different locations including those located near Four Corners Square and Witte Road. The work is expected to be completed no later than September 30, 2015.



Photo courtesy
of Conteches
www.conteches.com

STATUS OF ACTIVE CAPITAL IMPROVEMENT PROJECTS

Witte Road Phase 3 (T28a)

If you've had a chance to drive by, you may have noticed that the project is starting to take shape with the new curb, gutter and storm structures on the east side being completed. The installation of storm structures on the west side will begin in early August for the Witte Road SE – Phase 3 Improvements project, from SR 169 to SE 240th Street. The undergrounding of utilities is complete except for one last trench crossing Witte Road SE near SR 169. All of the new underground utility system is energized and in operation. The contractor continued to work on installation of curb ramps, sidewalk and driveways during the week of July 20th. A safe pedestrian route is being maintained at all times. Traffic control will continue to allow for safe travel in both directions.



TRAFFIC ALERT :

Periodic delays can be expected on Witte Road during construction hours. Traffic drive lanes will be changed starting in the first week of August, as construction will move to the west side of Witte Road SE. Motorists should use SE 240th Street as an alternate/detour route on weekdays during construction. For further information, please contact Kim Scattarella, Capital Projects Manager, at 425-413-8800. (Construction status and Traffic Alerts will continue to be updated weekly on the City's website and in *Voice of the Valley*).

216th Avenue SE Roadway Improvement (T38)

This project will be crossing the Bonneville Power Administration (BPA) easement. The City has received the necessary Right-of-Way use permit from BPA. INTOLIGHT, the lighting group from Puget Sound Energy, has agreed to install LED lighting fixtures as part of this project to save energy. The 90% plans and specifications have been reviewed by City staff and we expect to receive final bid documents in time to advertise this fall. Staff is submitting a grant application to the Transportation Improvement Board in August and will have the results in late November.

Cedar Downs Div. 3 Drainage Improvement Project (S-12)

This project includes the removal and replacement of existing deteriorated stormwater pipes and catch basins. Other work includes removing sediment, overgrowth vegetation and trees located in the pond, expanding the pond to increase capacity and improve water quality. The bid documents are currently being prepared. The existing drainage easement and the need for additional drainage easements are currently being determined and pursued by City staff and the Legal Department.

2015 Miscellaneous Drainage Improvement & Water Quality Retrofits (S-12)

Iron Creek Construction LLC began construction on June 22nd. The scope of work includes water quality retrofits at six existing drainage sites within the City. The contractor has completed approximately 60% of their work and is expected to be 100% completed in August.

Residential Subdivisions and Available Lots

Stats

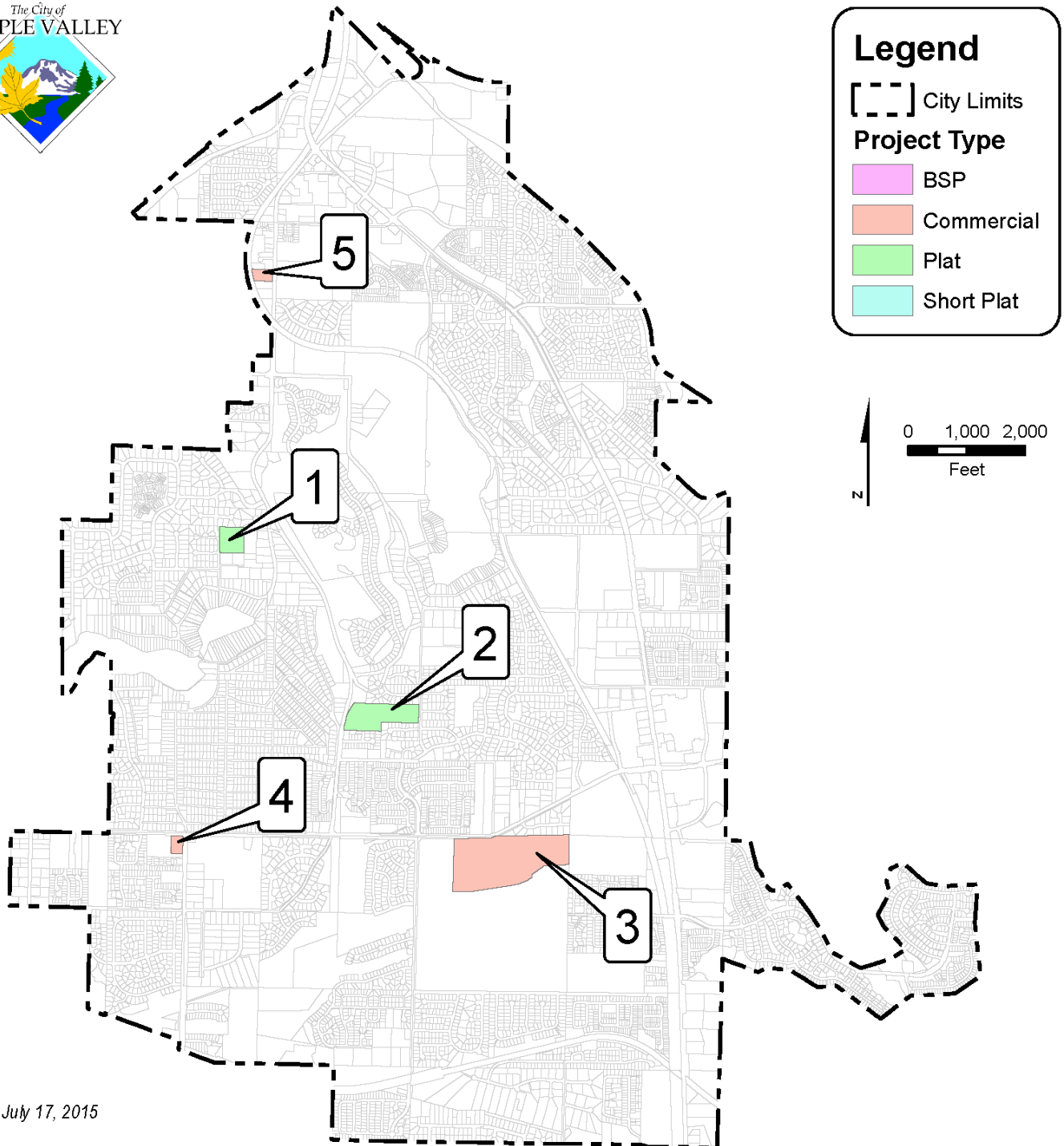
| File Number | Plat Name | Pre-Plat Approval | Potential Building Lots | Pre-Plat Expiration | Final Plat Approval | Approved Lots | Site Under Const. | Building Permits Issued | | | Available Building Lots |
|-------------|----------------------------|-------------------|-------------------------|---------------------|---------------------|---------------|-------------------|-------------------------|------|------|-------------------------|
| | | | | | | | | Prior to 2014 | 2014 | 2015 | |
| CD0609-002 | Sawyer's Crest | 2/10/2005 | | N/A | 5/14/2007 | 50 | N/A | 50 | 0 | 0 | 0 |
| CD0811-001 | Sawyer's Crest 2 | 1/25/2006 | | N/A | 2/9/2009 | 30 | N/A | 30 | 0 | 0 | 0 |
| CD0812-002 | Sun Ridge at Elk Run 3 | 5/4/2006 | | N/A | 3/23/2009 | 75 | N/A | 55 | 20 | 0 | 0 |
| CD0806-004 | Mountain View | 5/31/2005 | | N/A | 4/12/2010 | 43 | N/A | 43 | 0 | 0 | 0 |
| CD1103-001 | Rock Creek Meadows | 8/15/2006 | | N/A | 9/26/2011 | 34 | N/A | 34 | 0 | 0 | 0 |
| CD1307-002 | Reserve at Maple Valley | 9/28/2005 | | N/A | 11/13/2013 | 60 | N/A | 11 | 49 | 0 | 0 |
| CD0406-013 | Ridge at Lake Wilderness | 6/30/2004 | | N/A | 2/25/2005 | 11 | N/A | 7 | 2 | 0 | 2 |
| CD1308-005 | Arbors Phase 1 | 7/18/2007 | | N/A | 1/13/2014 | 44 | N/A | 1 | 42 | 1 | 0 |
| CD1309-002 | Jordan's Crossing | 7/31/2007 | | N/A | 3/24/2014 | 15 | N/A | 1 | 13 | 0 | 1 |
| CD1406-005 | Arbors Phase 2 | 7/18/2007 | | N/A | 9/22/2014 | 34 | N/A | 0 | 33 | 1 | 0 |
| CD1404-002 | Rock Creek Reserve | 9/1/2006 | | N/A | 9/22/2014 | 25 | N/A | 0 | 4 | 10 | 11 |
| CD0602-005 | Arbors Phase 3 | 7/18/2007 | 48 | 7/15/2017 | No | | No | | | | 0 |
| CD1308-004 | Yellow Rock Road | In review | 6 | N/A | No | | No | | | | 0 |
| CD1308-001 | Terrace at Maple Woods | 5/5/2014 | 35 | N/A | In review | | Yes | | | | 0 |
| CD1403-006 | Cedar Peak | in review | 17 | N/A | No | | No | | | | 0 |
| CD0601-010 | Wilderness Hills 3 | 12/11/2007 | 22 | 12/8/2017 | No | | No | | | | 0 |
| CD0601-011 | Wilderness Hills 4 | 9/11/2008 | 16 | 9/10/2015 | No | | No | | | | 0 |
| CD0702-001 | South Fork | 7/31/2007 | 10 | 7/28/2017 | No | | No | | | | 0 |
| CD0702-010 | Malloy | 10/5/2007 | 44 | 10/2/2017 | No | | No | | | | 0 |
| CD0711-002 | Sun Ridge at Elk Run 4 D 2 | 9/19/2012 | 6 | 9/18/2019 | No | | No | | | | 0 |
| CD0804-004 | Sun Ridge at Elk Run 4 D 1 | 6/12/2012 | 59 | N/A | In review | | Yes | | | | 0 |
| CD1506-007 | Shavano Park | In review | 51 | N/A | No | | No | | | | 0 |
| CD0602-005 | Arbors Phase 4 | 7/18/2007 | 9 | 7/15/2017 | No | | No | | | | 0 |
| Total | | | 323 | | | 421 | | 232 | 163 | 12 | 14 |

Commercial Projects

| File Number | Commercial Projects | Square Feet | Type | Status |
|-------------|--------------------------|-------------|-------------------|--------------------|
| CD1307-004 | Hope Fellowship | 7,942 | Building addition | Under construction |
| CD1406-001 | Four Corners Sq. Bldg. L | 5,600 | New construction | Under construction |
| CD1406-003 | Panera Bread Bakery Café | 4,200 | New construction | Under construction |
| CD1412-002 | Tahoma High School | 315,000 | New construction | Under construction |
| CD1412-003 | McDonald's | | Building remodel | In design review |
| CD1501-005 | St. George Episcopal | 5,000 | New construction | In design review |
| CD1506-002 | MV Chevron Carwash | 2,504 | New construction | In design review |
| Total | | 340,246 | | |

Pre-Application Conferences

| Type | 2014 | 2015 1st Quarter | 2015 2nd Quarter | 2015 3rd Quarter | 2015 4th Quarter | 2015 YTD |
|-----------------------|------|------------------|------------------|------------------|------------------|----------|
| Commercial | 23 | | 1 | | | 1 |
| Residential | 18 | 7 | 3 | | | 10 |
| Other Review Meetings | 21 | 2 | 4 | | | 6 |
| Totals | 62 | 9 | 8 | 0 | 0 | 17 |



Updated: July 17, 2015

Projects Under Review

| No. | Name | Project Type | Description | Lots/SqFt | Status |
|-----|----------------------|--------------|-------------------------|--------------|--------------|
| 1 | Cedar Peak | Plat | Preliminary plat | 17 lots | Under review |
| 2 | Shavano Park | Plat | Preliminary Plat | 51 | Under review |
| 3 | Tahoma High School | Commercial | Site development permit | 315,000 sqft | Under review |
| 4 | MV Chevron carwash | Commercial | Design Review | 2,504 | Under review |
| 5 | St. George Episcopal | Commercial | Conditional use permit | 5,000 sqft | Under review |